

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

Harlem Report

A monthly analysis of residential sales
in Harlem, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$686K

-10% Y-o-Y

NO. OF TRANSACTIONS

32

-18% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$930

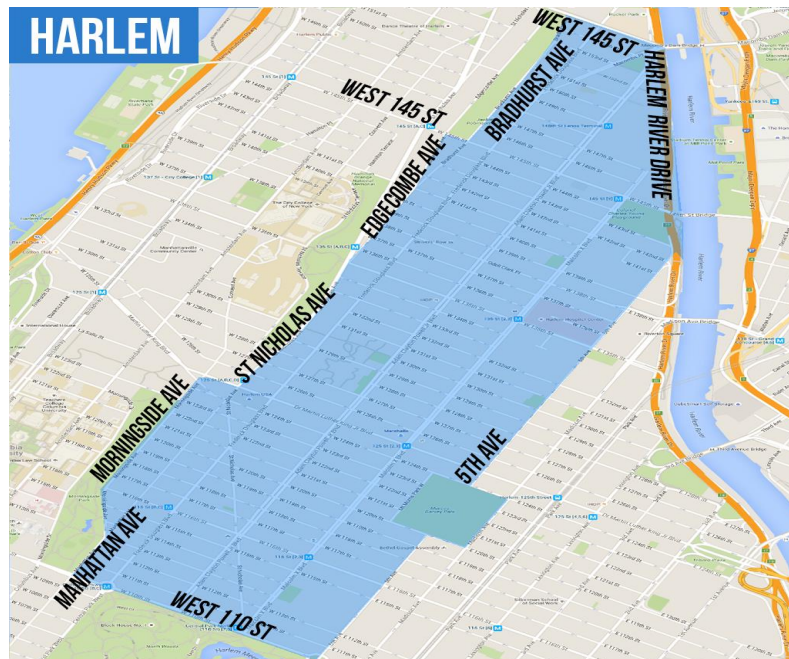
9% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

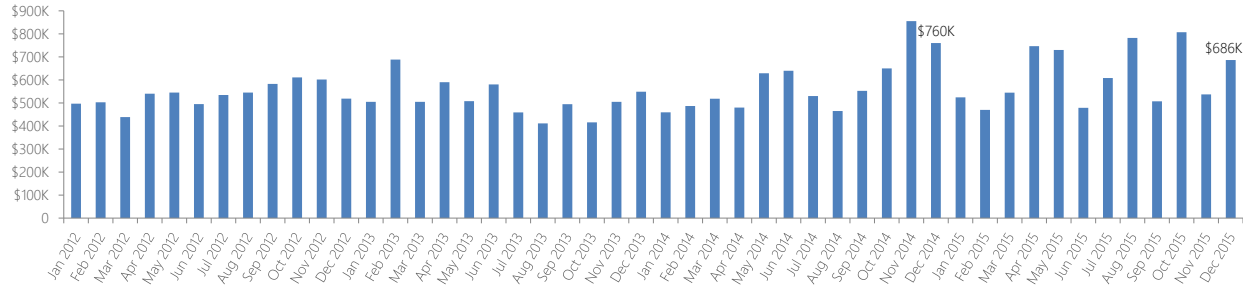
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

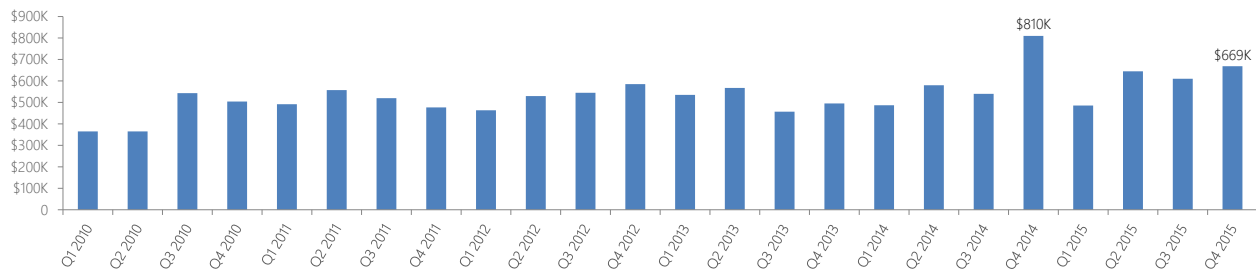


RESIDENTIAL STATS

Median Sale Price by Month

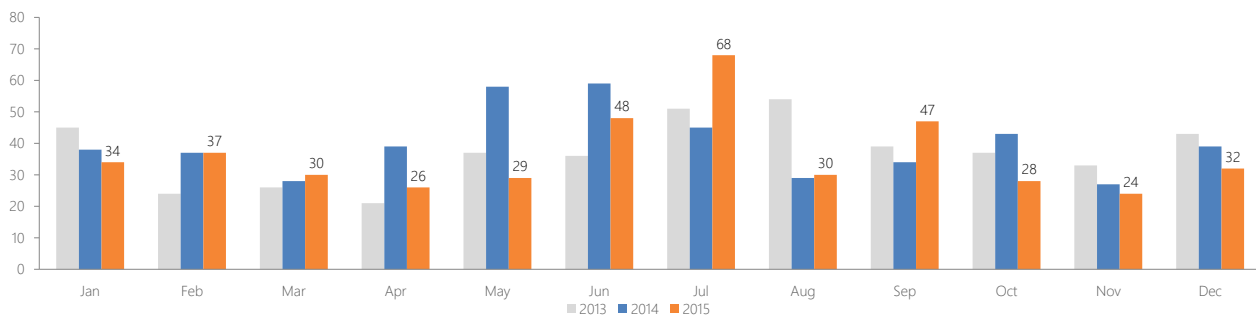


Median Sale Price by Quarter

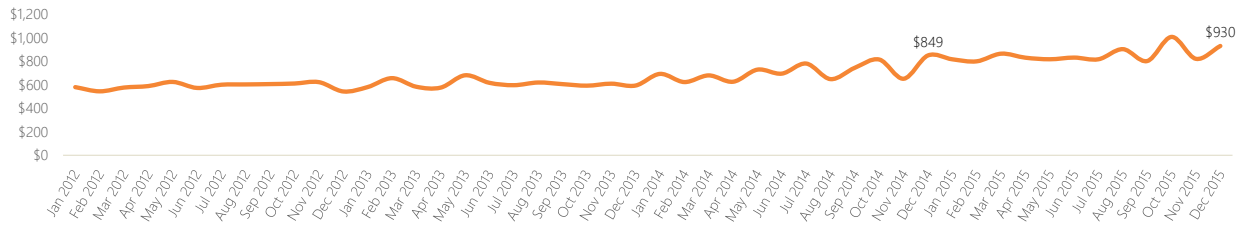


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	67	36	30	45	38	34
Feb	37	36	29	24	37	37
Mar	28	38	34	26	28	30
Apr	70	35	37	21	39	26
May	31	37	39	37	58	29
Jun	82	42	45	36	59	48
Jul	69	43	37	51	45	68
Aug	43	40	33	54	29	30
Sep	54	44	28	39	34	47
Oct	28	44	26	37	43	28
Nov	38	35	20	33	27	24
Dec	32	41	36	43	39	32



▶ Median Price per Square Foot

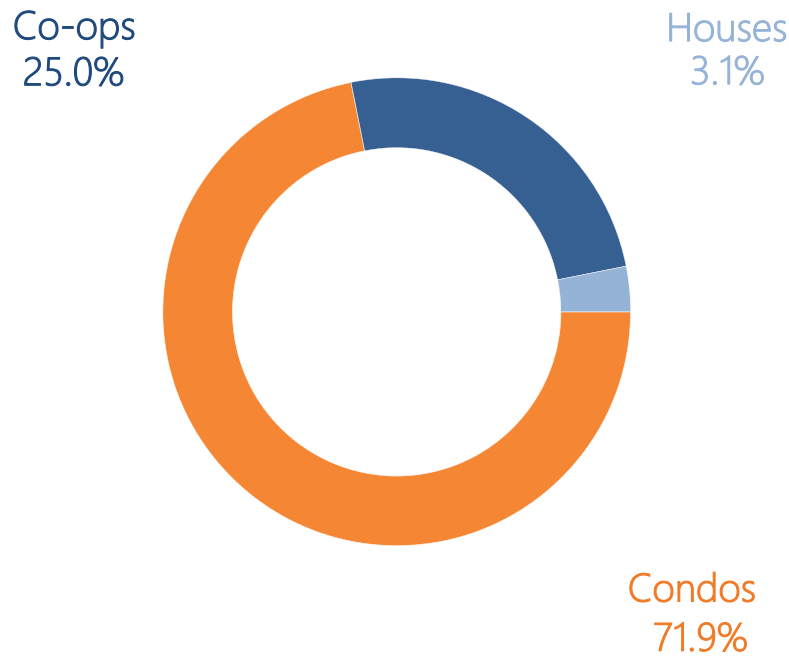


CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$766,935	-21%	\$930	9%	23
Co-ops	\$440,000	46%	\$1,125	n/a	8
Houses	\$277,807	n/a	\$112	n/a	1

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
220 West 148 Street #PH-6F	1-02033-1073	18-Dec-15	\$1,565,000	Condo	1,392
306 West 116 Street #6B	1-01848-1512	17-Dec-15	\$1,185,000	Condo	952
40 West 116 Street #A411	1-01599-1243	23-Dec-15	\$1,180,000	Condo	1,184
380 Lenox Avenue #8J	1-01727-1055	10-Dec-15	\$1,175,000	Condo	1,303
309 West 118 Street #3C	1-01945-1143	21-Dec-15	\$1,040,000	Condo	1,073
313 West 143 Street #4B	1-02044-1021	02-Dec-15	\$995,000	Condo	1,500
192 Lenox Avenue #2	1-01718-1102	22-Dec-15	\$994,830	Condo	n/a
261 West 112 Street #1A	1-01828-1501	01-Dec-15	\$960,000	Condo	1,068
5 West 122 Street #5C	1-01721-1019	29-Dec-15	\$890,000	Condo	846
88 Morningside Avenue #9E	1-01948-1101	18-Dec-15	\$835,000	Coop	n/a
261 West 112 Street #PHC	1-01828-1518	29-Dec-15	\$820,000	Condo	662
2300 Fredrick Douglass Bl #7F	1-01929-1306	03-Dec-15	\$800,000	Condo	706
148 W 131 St #1	1-01915-0055	04-Dec-15	\$770,000	Coop	n/a
192 Lenox Avenue #PHB	1-01718-1106	09-Dec-15	\$766,935	Condo	n/a
68 Bradhurst Avenue #5F	1-02045-1069	07-Dec-15	\$725,000	Condo	890
321 Cathedral Parkway #11C	1-01846-1440	18-Dec-15	\$707,684	Condo	426
163 St Nicholas Avenue #6E	1-01924-1071	09-Dec-15	\$665,000	Condo	713
1400 5 Avenue #6H	1-01599-1083	15-Dec-15	\$610,932	Condo	984
2373 Adam C Powell Blvd #4B	1-02007-1010	17-Dec-15	\$597,545	Condo	1,075
167 West 136 Street #4	1-01921-1004	22-Dec-15	\$550,000	Condo	945
305 West 150 Street #704	1-02046-1075	30-Dec-15	\$519,308	Condo	n/a
1947 7 Ave #1	1-01902-0064	30-Dec-15	\$519,000	Coop	n/a
255 West 148 Street #1F	1-02034-1002	16-Dec-15	\$505,000	Coop	n/a
305 West 150 Street #705	1-02046-1076	29-Dec-15	\$505,000	Condo	n/a
108 West 138 Street #4B	1-02006-1009	30-Dec-15	\$390,000	Condo	1,008
192 Lenox Avenue #3A	1-01718-1103	10-Dec-15	\$375,180	Condo	n/a
351 W 114 St #3B	1-01849-0002	30-Dec-15	\$375,000	Coop	n/a
48 West 138 Street #4A	1-01735-1045	10-Dec-15	\$331,000	Condo	357
304 W 137 St	1-01960-0053	21-Dec-15	\$277,807	House	2,475
448-450 St Nicholas Ave #1C	1-01958-0043	17-Dec-15	\$214,000	Coop	n/a
208 W 119 St #5K	1-01924-0021	10-Dec-15	\$180,000	Coop	n/a
486 St Nicholas Ave #1	1-01959-0029	05-Dec-15	\$50,000	Coop	n/a